

INFORMATION MEMORANDUM

O'Mara's Hotel

45 Maryland Street

Stanthorpe - Qld



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www.powerjeffrey.com.au

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1.0 Executive Summary

1.1 Introduction

Power Jeffrey & Co, Hotel Brokers, Auctioneers & Valuers Brisbane are privileged to offer for sale O'Mara's Hotel, Stanthorpe on a freehold, going concern basis.

The hotel is offered for sale under instructions from the current owners of the leasehold and freehold .

1.2 Brief Description

O'Mara's Hotel is a double storey colonial style building located in the Stanthorpe CBD at 45 Maryland Street, the main street of the town, with rear street frontage to Hilton Street.

Hotel facilities comprise the following:

- Public Bar
- Lounge Bar Servery
- Dining Room
- 8 Gaming Machines
- Gaming Room
- Kitchen
- Rear Beer Garden
- 11 Guest Bedrooms to First Floor
- Private Quarters with 2 Bedrooms, Office, Lounge & Kitchen
- Rear Car Parking

Departmental Sales (excluding GST) is briefly summarised as follows.

1.3 The Opportunity

The sale of O'Mara's Hotel presents an opportunity to purchase a substantial freehold hotel with gaming machines, located in a major Queensland regional centre renowned for its fruit growing, tourism and wine producing industries.

1.4 Method & Timing of Sale

The hotel is offered for sale as a freehold going concern
The Asking price is \$ 2.1 Million plus stock on hand and cash adjustments.

For further information including the Due Diligence Pack and property inspection,
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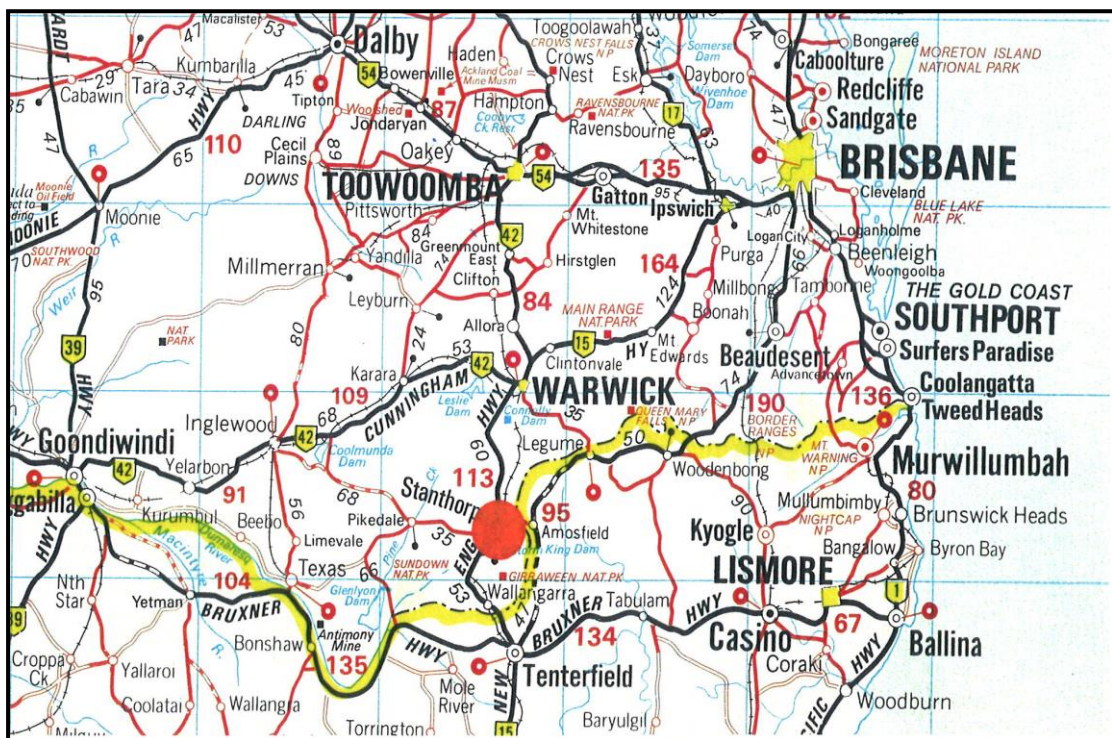
2.0 Stanthorpe

Stanthorpe, located in the heart of the granite belt on the southern Darling Downs, is situated approximately 230 kilometres south west of Brisbane, just off the New England Highway.

Stanthorpe is the main commercial centre of the granite belt, which includes many small villages and rural hamlets in the area, with a total population of approximately 10,000

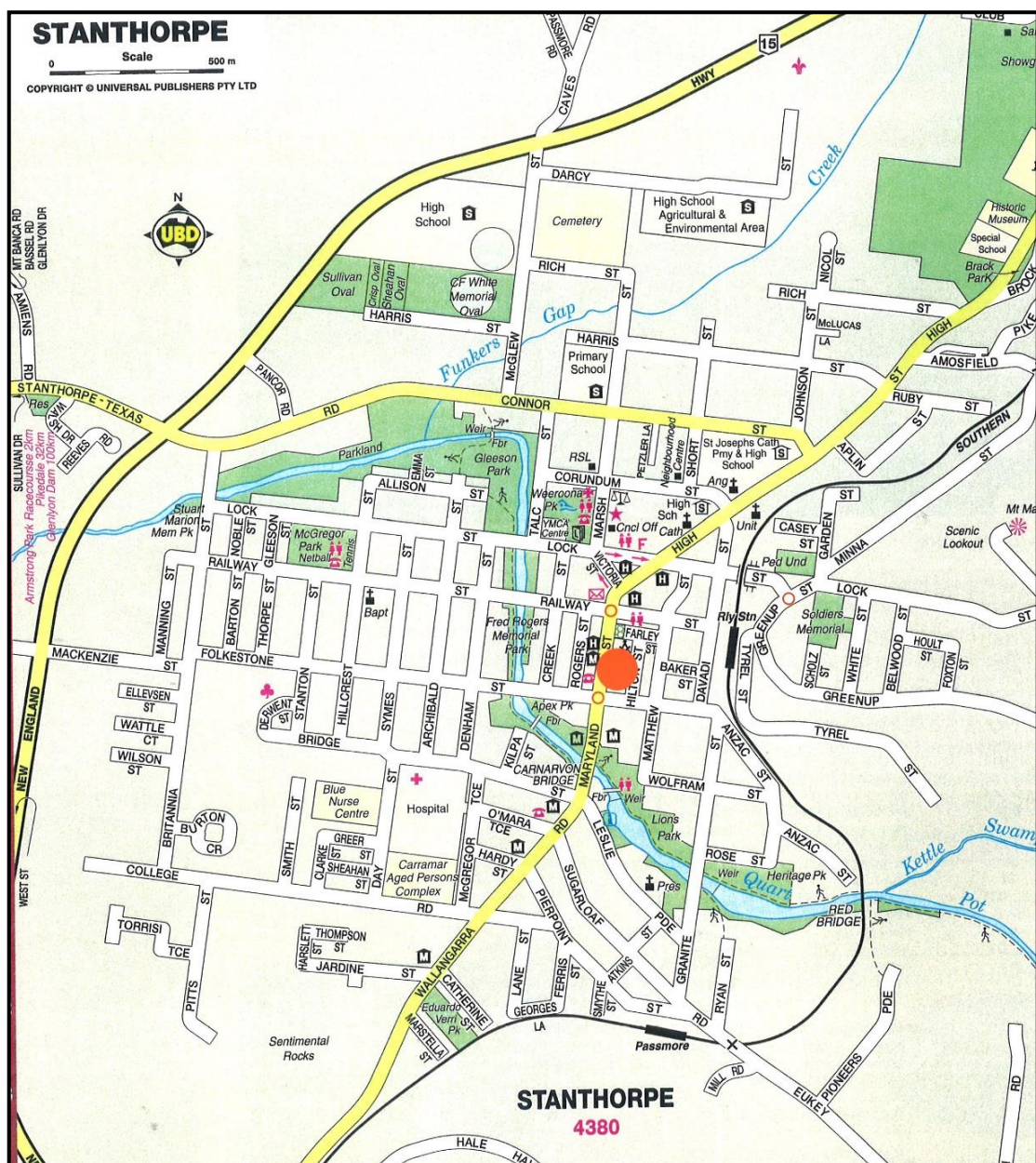
The town and surrounding areas support a prosperous economy based on viniculture, apple and stone fruit orchards and small crop production. Tourism is a major industry in the region, based around boutique wineries and accommodation, ecotourism, national parks and special events such as the Apple & Grape Harvest Festival and brass monkey season during the winter months.

The town has a significant range of services and amenities, including hospital/medical services, primary and secondary schooling, shopping facilities, essential services and well organised sporting bodies.



2.1 Locality & Surrounding Development

- 45 Maryland Street, Stanthorpe, Queensland
- O'Mara's Hotel is located on the main street in the central business area of the town
- The property has frontage to Hilton Street at the rear, with laneway access to both streets
- The town has a broad range of retail and commercial facilities including Woolworths Plaza supermarket & specialty shops and large IGA supermarket and Aldi located within the main business area



3.0 The Land

A well elevated irregular shaped allotment with 2 street frontages.

| | |
|-----------------|--------------------|
| Maryland Street | 25.2 metres approx |
| Hilton Street | 34.2 metres approx |

3.1 Real Property Description

Freehold land described as Lot 11 on Registered Plan 114697 County Bentinck Parish Stanthorpe.

3.2 Land Area

1,859 square metres approx

3.3 Registered Owners

Freehold : I.G.Halliwell Pty Ltd
Leasehold :Shamrock Investment Trust

3.4 Local Authority

Southern Downs Regional Council.

3.5 Zoning

Central Business

3.6 Rates

Gross Rates for the 6-month period to 31st December 2023 total \$13,528.14

4.0 The Hotel

The hotel comprises a colonial style double storey timber building with galvanised iron roof and full length covered verandah to the main street frontage.



Facilities include:

- Public Bar
- Lounge Bar Servery
- Dining Room
- 8 Gaming Machines
- Gaming Room
- Kitchen
- Rear Beer Garden
- 11 Guest Bedrooms to First Floor
- Self-Contained 2 Bedroom Private Quarters

4.1 Public Bar

- Entrance off main street & side laneway
- Wood fired room heater
- L shaped laminate top timber front bar counter
- Carpet to floor, vinyl bar apron
- Prefabricated coldroom (approx 6m x 2.5m x 2.5m) providing direct pull to 2 sets of 6 taps, includes small 2 door wine display insert
- Under counter refrigeration unit
- Male toilet facilities and access to rear beer garden



4.2 Lounge Bar Servery

- Main street access
- Serviced from public bar coldroom direct pull
- Features moulded vinyl top laminate bar counter with stained pine bulkhead, moulded vinyl bar apron & stained timber fast service & dividing rails



4.3 Dining Room

- Carpet to floor
- Built-in wood fired heater
- Seats approx 60 at tables & wall alcoves
- Female toilet
- Kitchen & gaming room adjoin



4.4 Gaming Room

- Carpet to floor
- Air conditioned
- 8 gaming machines
- Accessed from lounge bar/dining room & from rear beer garden & car park



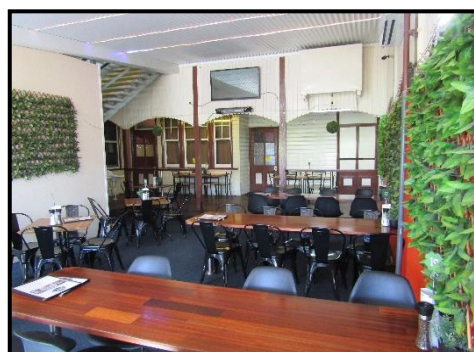
4.5 Kitchen

- Heavy duty vinyl floor covering
- Prefabricated coldroom & 2 chest deep freezers
- Waldorf 6 burner single oven range
- CFE gas grill plate
- Austheat single vat deep fryer
- Norris stainless steel dish washer
- Quest online register
- Austheat 4 tray food display unit
- Electric salamander, 3 microwaves



4.6 Beer Garden & DOSA

- Enclosed at rear of hotel, with direct access from car park
- Table seating (65)
- Access to public bar, lounge bar servery & dining room
- Designated outdoor smoking area



4.7 First Floor

- 11 guest bedrooms
- Bathing & toilet facilities
- Private quarters comprising:
 - 2 bedrooms
 - office
 - carpeted & air conditioned lounge
 - kitchen
 - bathroom/toilet



4.8 Car Park

- Located rear of hotel, rear street access & via laneway from main street



6.0 The Business

6.1 Liquor Licence

Commercial Licence No 87502

6.1.1 Licence Details

Attached is a Liquor Licence

6.1.2 Licensed Trading Hours

Monday to Sunday 10am to 12 midnight

6.2 Gaming Licence

Gaming Licence No 73921

6.2.1 Licence Details

Attached is a copy of the Gaming Machine Licence.

Refer Annexure 4.

6.2.2 Licensed Trading Hours

Monday to Sunday 10am to 12.30am

6.3 Staff & Wages

Staff are employed on a casual basis, gross wages including **full management** currently average approximately \$11,035 per week.

6.4 Accommodation Tariffs (Indicative Only)

Double/Twin \$90 per night room only

Single \$60 per night room only

7.0 Gaming Machines

O'Mara's Hotel has a gaming licence for 8 gaming machine operating authorities situated in the Western Zone.

The most recent sale of gaming machine operating authorities in the Western Zone was in May 2023 at \$91,000 per operating authority (inclusive of GST)

7.1 Gaming Performance

Gaming machine performance for the 12-month period to June 2023 and July 2023, as obtained from MAX Gaming, is as follows.

| Month | Metered Win | Total Tax & GST | Net Profit |
|--------------|----------------|-----------------|----------------|
| Jul-22 | 27,332 | 12,051 | 15,281 |
| Aug | 33,340 | 14,700 | 18,640 |
| Sept | 23,583 | 10,398 | 13,185 |
| Oct | 23,000 | 10,141 | 12,859 |
| Nov | 22,845 | 10,073 | 12,772 |
| Dec | 12,847 | 5,664 | 7,183 |
| Jan-23 | 24,492 | 10,799 | 13,693 |
| Feb | 21,971 | 9,687 | 12,284 |
| Mar | 26,638 | 11,745 | 14,893 |
| Apr | 19,805 | 8,732 | 11,073 |
| May | 23,194 | 10,227 | 12,967 |
| Jun | 18,838 | 8,306 | 10,532 |
| Total | 277,885 | 122,523 | 155,362 |

| Month | Metered Win | Total Tax & GST | Net Profit |
|--------------|----------------|-----------------|---------------|
| Jul-23 | 43,749 | 19,290 | 24,459 |
| Aug | 42,140 | 18,580 | 23,560 |
| Sept | 25,085 | 11,060 | 14,025 |
| Oct | 30,599 | 13,492 | 17,107 |
| Nov | 28,918 | 12,750 | 16,168 |
| Total | 170,491 | 75,172 | 95,319 |

8.0 Financial Information

Detailed Financial Information is available in the Due Diligence Package

9.0 Inventory

An detailed inventory of furniture, plant & equipment and 3rd party property schedule is available from the marketing agent.

10.0 Disclaimer

The marketing agents for themselves and for the vendor of the property for whom they act give notice that (i) All information given in relation to this property whether contained in this document or given orally is given without responsibility. (ii) Intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, enquiries, advices or as is otherwise necessary. (iii) No person in the employment of the marketing agents has the authority to make or give any representation or warranty whatsoever in relation to the property